

## Minutes

### Town of Ledgerview Zoning & Planning Commission

October 14, 2015

Members Present: Mark Chambers, alternate Nedd Niedermeyer, Taurino Garcia and Chet Lamers. Jane Tenor, Mark Handeland, Renee Van Rossum and Rebecca Afshar were excused.

Support Staff Present: Dustin Wolff (Town Planner) and Renae Peters (Recording Secretary)

The meeting was called to order by Renae Peters at 6:00pm. Ms. Peters asked the Commission for nominations for temporary Commission chairperson. Nedd Niedermeyer made a motion to nominate Mark Chambers. Chet Lamers seconded the motion. Motion carried.

Approve/ Amend Agenda: Nedd Niedermeyer made a motion to approve the agenda as posted. Chet Lamers seconded the motion. Motion carried.

Minutes: Nedd Niedermeyer made a motion to approve the September 16, 2015 minutes as written. Taurino Garcia seconded the motion. Motion carried.

Public Hearing: None

New Business:

- a. The Commission reviewed the request by Steve Bieda of Mau & Assoc., agent for Ryan Radue of Seville Properties, LLC, applicant, for a final plat review for The Crossing at Dollar Creek. The plat includes 40 lots and 2 outlots and is located on parcels D-184 and D-184-3, Dollar Lane. The final plat conforms to the preliminary plat and meets lot width, area, setback, access and stormwater requirements. The Commission briefly discussed the buildable area on lot 27, road sign placement at the entrance and parkland. **Nedd Niedermeyer made a motion to recommend approval of ZPC Resolution 014-2015 for the approval of a final plat for The Crossing at Dollar Creek, striking statements concerning Lot 20 road frontage. (Issue was resolved before meeting.) Chet Lamers seconded the motion. Motion carried.**
- b. The Commission reviewed the request by Daniel Smet, agent for Greg De Cleene, owner to rezone parcel D-74, located on Swan Rd., from LI Light Industrial to R-2

Residential. The parcel is bisected by Swan Road. The applicant only wishes to rezone the .77 acre piece to the east of Swan Rd. The area to be rezoned must be separated from the parent parcel before Town Board approval of the rezone request. The area abuts to Remington Ridge subdivision. As Remington Ridge Way is a private road, the proposed condo on this property will have access from Swan Rd. Findings of fact include consistency with other property uses in the area, suitability for residential use and uniformity with the trend of development in the area. **Chet Lamers made a motion to recommend approval of ZPC Resolution 015-2015 to rezone a portion of parcel D-74 from LI Light Industrial to R-2 Residential with the condition that the area to be rezoned be separated from the parent area. Taurino Garcia seconded the motion. Motion carried.**

- c. The Commission reviewed a code amendment regarding Chapter 19-8, Outdoor Wood-fired Furnaces. The building inspector doesn't feel the current code regulations regarding furnace placement or chimney height are practical or appropriate. The potential amendment includes a decrease in furnace proximity to a building from 500 to 300 feet, striking of code requiring chimneys to be as high as the nearest residence, and adding a requirement to obtain a building permit. The Commission discussed the possible smoke nuisance but the Town has not received any complaints about furnace use. **Nedd Niedermeyer made a motion to recommend approval of the code amendment regarding Chapter 19-8, Outdoor Wood-fired Furnaces. Taurino Garcia seconded the motion. Motion carried.**

#### Old Business:

- a. Mr. Wolff gave a brief introduction to code amendment language regarding Chapter 79, Signs for properties abutting Interstate 43. The amendment includes a new section of regulations for wall and freestanding signs for properties with frontage on I-43 with B-1, B-2 or LI zoning. The Commission asked for language to be added for landscaping regulations and specifics to make sure only businesses with frontage on I-43 could be included on signs. **Chet Lamers made a motion to table the discussion on the code amendment for Chapter 79 until the November meeting. Nedd Niedermeyer seconded the motion. Motion carried.**

#### Comprehensive Plan Issues/ Implementation:

Mr. Wolff explained to the Commission that this item is a place holder for action on implementation matters stated in the updated Comprehensive Plan.

#### Staff Report:

- a. Future agenda items include the code amendment for Chapter 79, Park Plan review and approval, D-74, Swan Road CSM and any comprehensive plan implementation items.
- b. The Town Board approved the wall sign for Bel Gioioso Cheese Inc.

#### Communications:

Mr. Lamers asked for an update on the Redbird BP gas station sign. Mr. Wolff replied that plans are now moving forward. The Commission asked for an update on the Ledgeview sign placement at Dickinson Rd. and Redbird Cr. and the GV-10 project.

Nedd Niedermeyer made a motion to adjourn at 7:17pm. Taurino Garcia seconded the motion. Motion carried.

Minutes prepared and signed on October 15, 2015 by:

Rena Peters  
Recording Secretary